

106

PRESENT:

Leland J. Roper	Mayor and presiding
Don Bird	Councilman
Thomas Callister	Councilman
Cecil Losee	Councilman
Willis Morrison	Councilman

ABSENT:

Max Bennett	Councilman
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OTHERS PRESENT:

Warren Peterson	City Attorney
John Quick	City Engineer
Ray Valdez	City Building Inspector
Dorothy Jeffery	City Recorder
Kay Traveller	Developer
Larry Morris	City Resident
Kenneth Topham	Millard School District Superintendent
Howard Clayton	Millard School District
Dave Church	Middle School Principal
Manley Abbott	Boundary Commission

Mayor Roper, being present, called the meeting to order at 7:00 p.m.
Dorothy Jeffery, being present, acted as secretary.

Mayor Roper stated that notice of the time, place and purpose of the meeting had been duly advertised in the Millard County Chronicle and notice was mailed to each member of the governing body, and to the Millard County Gazette.

Mayor Roper stated the meeting was a public hearing called for the purpose of receiving public comment regarding the Millard School District Petition for Annexation of a ten (10) acre parcel of land located South of Center Street, outside of the corporate Delta City Limits, for the purpose of constructing an elementary school.

The council has a copy of the Policy Declaration, which was certified to the council by the Planning Commission.

Mayor Roper read the following letter received by the council from the Planning and Zoning Committee, dated - September 09, 1981 which reads:

Dear City Council:

By a unanimous vote at the Planning and Zoning Meeting held Wednesday September 09, 1981, the Zoning Committee recommended that the City Council approve the Millard School District Petition for Annexation of a ten (10) acre parcel of land located South of Center Street, outside of the corporate Delta City Limits, for the purpose of constructing an Elementary School.

Sincerely,

Don Dafoe, Chairman of Planning and Zoning

Mayor Roper, at this time, opened the meeting for public comments, and questions concerning the above mentioned petition.

Dave Church, Principal of the Millard School District, stated, "they had spoken to all of the property owners living around the proposed project site and they are all in favor of the school built in that area."

Councilman Morrison stated he had read the Policy Declaration and said it seemed to read well, he then asked Superintendent Topham to give more detail on the project.

Councilman Callister asked what the status of the present elementary school was, will it stay in use or be closed.

Superintendent Topham, told council the use of the present elementary school would remain the same and would be used for the children living on the North side of main street, the proposed new elementary school would be used for the children living on the South side of Main Street, no child would have to cross the heavily traveled main street to attend school.

Superintendent Topham displayed, for council's review, the plans for the project, the plans were not a detailed plan of the building, but just how the building will be located on the property, the way the school buses would be routed into and out of the school yard. There will be 20 class rooms, for grades one through four and 3 kindergartens, plus a multi-purpose room. Center street will feed the property which is where the buses will come into the property, eventually they would like to see 5th south opened up as a street.

There is a total of 10 acres of property for the project, the building will have approximately 750 students, those will be in addition to the present students that are housed at the present Delta Elementary.

Councilman Morrison asked about the size of play area. Superintendent Topham stated there would be approximately four (4) or five (5) acres.

Councilman Bird asked if there is a kitchen included in the plans. Mr. Howard Clayton informed him there would be, and explained where the location of the kitchen would be.

There was some question regarding the railroad tracks located by the site, Superintendent Topham explained to council, the play grounds would be fenced.

Councilman Bird asked about the consumption of water and use of the sewer of the project and how much it would impact the system in that area.

John Quick: The sewer will connect at 4th South and the line is a 15" line and will feed into B Station.

Superintendent Topham told council the plan was to set the building up a little because they were aware the sewer line in that area was shallow, they had allowed for this problem in their building plans.

There was a general discussion on 450 South which is only a 33 ft. street. It was discussed, if the street is opened up it should be made into a 50 ft. street in that area. This matter will be included in the master street plan.

Mr. Clayton stated, "I would really rather the street was not carried beyond 1st W."

AAH558

108

because that would encourage too much traffic, we don't feel we want a busy traffic street by the school in our area.

There was a detailed discussion regarding the main traffic and feeder streets at this point in the meeting.

Attorney Peterson state, "the petition submitted was for the school property and for Mr. Eldro Jeffery also, but the Policy Declaration includes only the school property, he then asked if Superintendent Topham was aware of Mr. Jeffery's plans for his property.

Superintendent Topham explained to council, Mr. Jeffery had withdrawn his property, therefore, it was not included in their proposal.

Attorney Peterson, suggested it may be to the cities benefit to annex a strip of the land 17ft. wide from the West boundary of the school property over to 1st West, and put it into the city's jurisdiction so that if in the future, in developing the school property there, you find you need the extra 17 ft. it can be available for the street.

Mr. Clayton asked if that strip of land would be purchased from Mr. Jeffery.

There was a discussion regarding Mr. Jeffery's property and the cement ditch by his property.

Superintendent Topham stated Mr. Jeffery has been very cooperative and he felt this could be negotiated with Mr. Jeffery and the matter resolved.

Councilman Morrison questioned how the required dedication of water for annexation would be handled.

Superintendent Topham asked if there was anyway of changing underground water for surface water. There was a general discussion concerning the required 3 acre ft. of water for annexation. Attorney Peterson suggested IPP be brought into the matter of water dedication.

There was some discussion of the storm drainage for the proposed project.

Superintendent Topham stated, "In their petition, they have requested the city waive the Park requirements because of the play grounds included in the project.

Attorney Peterson stated the city will have to officially waive the park requirements at a later date.

Councilman Morrison asked what the legal implication was, concerning the annexation requirements of the 7% park dedication.

Attorney Peterson explained the school would meet the requirements by completing the play grounds for the school which will also be used by the public in the summer time.

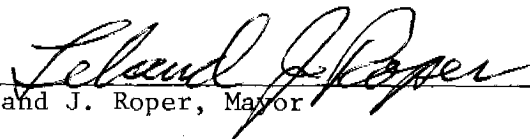
Mayor Roper asked about the available parking for the project. Superintendent Topham showed council on the plans where the parking was going to be.


Councilman Morrison stated the school should ask for financial assistance from IPP, due to the fact the school was needed because of the direct impact from the power plant.

There was a general discussion of the off-site improvements. The school is limited to the amount of off-site improvements they can do and requested some consideration from the city for off-site improvements.

Attorney Peterson stated he was aware of the Delta City Budget, and the limits regarding off-site work done by the school, this is a matter that will have to be determined at a later date.

Mayor Roper asked if there was any further questions or comments, there being none, Councilman Morrison MOVED the meeting be adjourned, MOTION SECONDED by Councilman Bird, Motion Carried. Meeting adjourned at 7:55 p.m.


Leland J. Roper, Mayor


Dorothy Jeffery, City Recorder

MINUTES OF A REGULAR COUNCIL MEETING HELD OCTOBER 05, 1981.

PRESENT:

Leland J. Roper	Mayor and presiding
Don Bird	Councilman
Thomas Callister	Councilman
Cecil Losee	Councilman
Willis Morrison	Councilman

ABSENT:

Max Bennett	Councilman
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OTHERS PRESENT:

Warren Peterson	City Attorney
John Quick	City Engineer
Ray Valdez	City Building Inspector
Dorothy Jeffery	City Recorder

Kay Traveler	Developer
Larry Morris	City Resident

Mayor Roper, being present, called the meeting to order at 8:00 p.m.
Dorothy Jeffery, being present, acted as secretary.

AAH558